

159.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

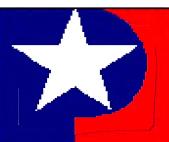
691,500 / 691,500

USE VALUE:

691,500 / 691,500

ASSESSED:

691,500 / 691,500



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		WACHUSETT AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: AZNAVORIAN ROSE MARY/TRUSTEE	
Owner 2: ROSE MARY AZNAVORIAN REVOCAB	
Owner 3:	

Street 1: 185 WACHUSETT AVE	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: AZNAVORIAN ROSE MARY -	
Owner 2: -	

Street 1: 185 WACHUSETT AVE	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02476	Type:
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NARRATIVE DESCRIPTION	
This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1308 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	
n	
Census:	Exempt
Flood Haz:	
D	
s	
t	

Topo	1	Level
Street		
Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
	Land Type
	LT Factor
	Base Value

101	One Family	7000	Sq. Ft.	Site	0	70.	0.90	7													

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7000.000	250,500		441,000	691,500		105790
							GIS Ref
							GIS Ref
							Insp Date
							06/30/18

PREVIOUS ASSESSMENT								Parcel ID	159.0-0006-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	101	FV	250,500	0	7,000.	441,000	691,500		Year end	12/23/2021
2021	101	FV	243,100	0	7,000.	441,000	684,100		Year End Roll	12/10/2020
2020	101	FV	243,200	0	7,000.	441,000	684,200		Year End Roll	12/18/2019
2019	101	FV	204,100	0	7,000.	441,000	645,100		645,100 Year End Roll	1/3/2019
2018	101	FV	204,100	0	7,000.	371,700	575,800		575,800 Year End Roll	12/20/2017
2017	101	FV	204,100	0	7,000.	340,200	544,300		544,300 Year End Roll	1/3/2017
2016	101	FV	204,100	0	7,000.	289,800	493,900		493,900 Year End	1/4/2016
2015	101	FV	192,500	0	7,000.	252,000	444,500		444,500 Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes					
AZNAVORIAN ROSE	58127-139		12/20/2011	Convenience			1	No	No						
AZNAVORIAN ARTH	25250-552		6/1/1993				1	No	No	A					

BUILDING PERMITS												ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
6/30/2018		Inspected							BS			Barbara S							
6/12/2018		MEAS&NOTICE							BS			Barbara S							
10/18/2008		Meas/Inspect							197			PATRIOT							
1/13/2000		Inspected							263			PATRIOT							
12/9/1999		Mailer Sent																	
12/2/1999		Meas. Denied							272			PATRIOT							
7/16/1993									RV										

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 15 - Old Style	1	Rating: Average		A Bath:	Rating:	SCUTTLE HOLE.												
Sty Ht: 2 - 2 Story	1	Total: 1		3/4 Bath:	Rating:													
(Liv) Units: 1				A 3QBth:	Rating:													
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating: Average													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:													
Sec Wall:		%																
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: BROWN																		
View / Desir:																		
<b>GENERAL INFORMATION</b>																		
Grade: C - Average																		
Year Blt: 1925	Eff Yr Blt:																	
Alt LUC:	Alt %:																	
Jurisdict:	Fact: .																	
Const Mod:																		
Lump Sum Adj:																		
<b>INTERIOR INFORMATION</b>																		
Avg Ht/FL: STD																		
Prim Int Wal 2 - Plaster																		
Sec Int Wall: %																		
Partition: T - Typical																		
Prim Floors: 3 - Hardwood																		
Sec Floors: 4 - Carpet 20%																		
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar:																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 5 - Steam																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:										
<b>SPEC FEATURES/YARD ITEMS</b>																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X9	A	AV	1970	0.00	T	39.2	101						
<b>PARCEL ID</b> 159.0-0006-0003.0																		
<b>IMAGE</b> 																		
More: N				Total Yard Items:				Total Special Features:				Total:						